



***City of Alexandria, Virginia***  
***Department of Planning & Zoning***

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**SPECIAL USE PERMIT CERTIFICATE**

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this Special Use Permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit SUP #2018-0072

Approved by Planning and Zoning: October 15, 2018

Permission is hereby granted to: Yates Table Talk Restaurant, LLC

to use the premises located at: 1623 Duke Street

for the following purpose: see attached report

It is the responsibility of the Special Use Permit holder to adhere to the conditions approved by City Council. The Department of Planning and Zoning will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

October 15, 2018  
Date

  
Karl Moritz, Director  
Department of Planning and Zoning

DATE: October 15, 2018

TO: Tony LaColla, Division Chief  
Department of Planning and Zoning

FROM: Jose Carlos Ayala, Urban Planner  
Ann Horowitz, Principal Planner  
Department of Planning and Zoning

SUBJECT: Special Use Permit #2018-0072  
Administrative Review for Change of Ownership  
Site Use: Restaurant  
Applicant: Yates Table Talk Restaurant, LLC  
Location: 1623 Duke Street  
Zone: OCH /Office Commercial High Zone

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### **Request**

Special Use Permit #2018-0072 is a request to change the ownership of an existing restaurant. The change of ownership is proposed from Mostafa Movahed to Yates Table Talk Restaurant, LLC. No other changes to the restaurant are requested. The 2,400 square foot, 96-seat restaurant would continue to operate as Yates Table Talk Restaurant, offering an American menu. The hours of operation will remain as 7:30 a.m. to 10:00 p.m., daily.

### **Background**

The existing building was built in 1950 and had been serving as a restaurant for many decades. The SUP inspection revealed compliance with all conditions.

### **Parking**

The parking requirement for a 2,400 square foot restaurant within the enhanced transit area is a minimum of three parking spaces and a maximum of nine spaces. As the 30-space on-site parking lot pre-exists the January 2018 amendment of the commercial parking requirements, the applicant is permitted to maintain the parking spaces that exceed the maximum requirement.

### **Community Outreach**

Public Notice was provided through eNews, via the City's website, and by posting a placard at the site. Also, the Upper King Street Neighborhood and Old Town Civic Associations received notification of the SUP request. The staff has not received any comments from residents during the noticing period.

### **Staff Action**

Staff views the change of ownership as a reasonable request given that a restaurant has operated at this location for several decades. All conditions have been carried forward, and new conditions have been added or modified. Staff approves the Special Use Permit request.

**ADMINISTRATIVE ACTION – DEPARTMENT OF PLANNING AND ZONING:**

Date: October 15, 2018

Action: Approved



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Tony LaColla, Division Chief

Attachments: 1) Special Use Permit Conditions  
2) Statement of Consent

## CONDITIONS OF SPECIAL USE PERMIT #2018-0072

The new owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to the public hearing by the Planning Commission and City Council.

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&CD) (SUP #1974)
2. Seating shall be provided inside for no more than 96 patrons. (P&CD) (SUP #1974)
3. No outside dining facilities shall be located on the premises. (P&CD) (SUP #1974)
4. The hours during which the business is open to the public shall be restricted to between 6:00 A.M. and 11:00 P.M., daily. (P&Z)
5. No food, beverages, or other material shall be stored outside. (P&CD) (SUP #1974)
6. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash and debris shall be allowed to accumulate on site outside of those containers. (P&Z) (SUP96-0021)
7. Condition deleted.
8. Landscaping installed on the property shall be maintained at all times. (P&Z) (SUP96-0021)
9. No live entertainment shall be provided at the restaurant. (P&Z) (SUP96-0021)
10. The applicant shall post the hours of operation at the entrance to the restaurant. (P&Z) (SUP96-0021)
11. On-premises alcohol sales are permitted. (P&Z) (SUP96-0021)
12. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES) (SUP96-0021)
13. **CONDITION AMENDED BY STAFF:** Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. ~~(T&ES) (SUP96-0021)~~ (P&Z)

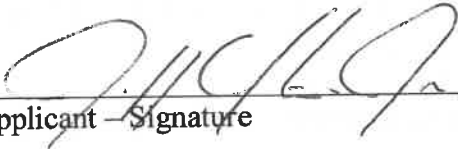
14. **CONDITION AMENDED BY STAFF:** The use must comply with the city's noise ordinance. No amplified sound shall be audible at the property line. (P&Z) (SUP96-0021)
15. **CONDITION SATISFIED AND DELETED BY STAFF:** The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey for the business and a robbery awareness program for all employees. (Police)(SUP96-0021)
16. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit one year after City Council approval, in May 1997, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (b) the director has received a request from any person to docket the permit for review, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z) The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review, as the result of a complaint that rises to the level of a violation of the permit conditions or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z) (SUP96-0021)
17. **CONDITION ADDED BY STAFF:** All windows shall remain transparent. The placement or construction of items that block the visibility through windows of the interior of the commercial space from the street and sidewalk, including but not limited to walls, window film, storage cabinets, carts, shelving, boxes, coat racks, storage bins, and closets, shall be prohibited. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage. (P&Z)
18. **CONDITION ADDED BY STAFF:** Exterior power washing of the building shall not be completed using any kind of detergents. (P&Z)
19. **CONDITION ADDED BY STAFF:** Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (P&Z)
20. **CONDITION ADDED BY STAFF:** If used cooking oil is stored outside, the drum shall be kept securely closed with a bung (a secure stopper that seals the drum) when not receiving used oil, it shall be placed on secondary containment, and it shall be kept under cover to prevent rainwater from falling on it. (P&Z)
21. **CONDITION ADDED BY STAFF:** The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the

property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (P&Z)

22. **CONDITION ADDED BY STAFF:** All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (P&Z)
23. **CONDITION ADDED BY STAFF:** Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (P&Z)
21. **CONDITION ADDED BY STAFF:** The applicant shall require its employees who drive to use off-street parking. (P&Z)
22. **CONDITION ADDED BY STAFF:** The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (P&Z)
23. **CONDITION ADDED BY STAFF:** The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for more information about available resources. (P&Z)

# STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2018-0072. The undersigned also hereby agrees to obtain all applicable licenses and permits required for restaurant at 1623 Duke Street.

  
Applicant - Signature, MANAGER

12/5/18  
Date

JEFFREY YATES JR., MANAGER.  
Applicant - Printed

12/5/18  
Date